

**Land Use Element Policy 1.7.4 - Medium Density Residential Office Development Pattern**

**INTENT** - The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

**DENSITY/INTENSITY** - Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.

**LOCATION** - Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

**ACCESS** - Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

**Land Use Element Policy 1.7.7 Suburban Corridor Development Pattern**

**INTENT** - The Suburban Corridor development pattern is intended to accommodate existing development patterns representing a broad range of commercial, light industrial, and office uses which typically serve a regional or sub-regional population. Office use, and commercial use up to 200,000 square feet per parcel is allowed. Medium density residential use is also appropriate within this development pattern in order to promote a living working environment and make efficient use of infrastructure. It is also intended that community facilities (Recreation, Community Services and Light and Heavy Infrastructure) be allowed Suburban Corridors are characterized by a linear pattern of single use development along arterial roadways, low floor area ratios and large impervious surface parking areas which are generally larger than the use that they serve. This pattern of development makes inefficient use of infrastructure and has a disproportionate impact upon the environment. Increases in land area zoned for the Suburban Corridor to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for Suburban Corridor which permit an allowed use with an existing structure to expand. The intent of this exception is to encourage the continued use of existing structures, rather than the relocation of business to outlying locations. Reusing existing single use sites for multiple use developments, adding new uses to single use sites and/or new multiple use developments in the Suburban Corridor that share parking facilities, have parking structures and/or have high floor area ratios shall be facilitated by Land Development Regulations.

**DENSITY/INTENSITY** - Nonresidential development shall not have a gross building area exceeding 25,000 square feet per acre. Residential use shall not exceed sixteen dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.

**LOCATION** - Mixed Use A, B and C areas, which already exhibit the type of uses and intensity associated with the Suburban Corridor development pattern may be appropriate to be zoned Suburban Corridor. An increase in the area designated for Suburban Corridor may occur through limited expansion of the existing Suburban Corridors and through the establishment of new Suburban Corridors in Target Planning Areas (TPA) and Critical Planning Areas (CPA). In deciding whether to expand an existing Suburban Corridor, or to create a new suburban corridor in a TPA or CPA, the following criteria shall be considered: Lack of suitably located land which can accommodate the Suburban Corridor development pattern; and Access to arterials with high traffic volumes, surrounded by relatively low density and intensity uses, such as the Residential Preservation Future Land Use Category and Low Density Residential development pattern. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location. New Suburban Corridors in Target Planning Areas and Critical Planning Areas shall be designed to minimize access impacts upon arterial roadways and shall be designed to be compact rather than linear. Expanding existing or establishing new Suburban Corridors shall require demonstration that more than one land use will be included in the expansion area.

**ACCESS** - Areas zoned for the Suburban Corridor development pattern shall have access to an arterial roadway.